



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 23, 2006

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for a Specific Use for Truck Storage (Parking Mobile Vending/Catering Truck)(CSU-60009)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the April 5, 2006 public hearing, the County Planning Commission voted (6-0; Commissioner Montano excused) to recommend approval of a Special Use Permit for a Specific Use for Truck Storage (parking mobile vending/catering truck) on Lot 8, Charles Payne Addition, located at 3029 Owen Road SW, zoned R-1, containing approximately .15 acres. The decision was based on six (6) Findings and subject to the following ten (10) Conditions.

Findings:

1. This is a request for a Special Use Permit for a Specific Use for Truck Storage (parking mobile vending/catering truck) on Lot 8, Charles Payne Addition, located at 3029 Owen Road SW, zoned R-1, containing approximately .15 acres.
2. This request has substantial neighborhood support.
3. The property is within the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request is consistent with Resolution 116-86 in that the Albuquerque/Bernalillo County Comprehensive Plan Policy c states that a mixed use should protect residential uses in the area, while offering a variety of local employment opportunities.
5. This request is consistent with Resolution 116-86 in that Southwest Area Plan Policy 41 recommends balancing local business use while protecting the quality of life for existing neighborhoods.
6. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. Lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
2. No outdoor speakers or amplified sound systems shall be permitted.
3. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
4. Only one (1) commercial vehicle shall be parked on the property.
5. There shall be no idling of the commercial vehicle.
6. There shall be no deliveries of supplies or materials related to the catering business.
7. There shall be no employee parking.
8. The Special Use Permit shall be issued for three (3) years.
9. A revised site development plan consistent with the Conditions of approval and shall be submitted for review to the Zoning Administrator within two months after the final Board of County Commissioners approval.
10. The foregoing Conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (April 10, 2006).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval